

Real Estate Opportunities in City and Suburbs for Tribune Readers

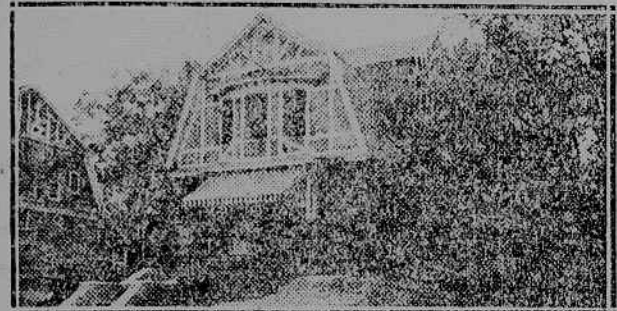
WESTCHESTER COUNTY WESTCHESTER COUNTY WESTCHESTER COUNTY WESTCHESTER COUNTY

MT. VERNON, N. Y.
The IDEAL Suburban Town of Westchester County



COLONIAL SHOW PLACE

Large handsome stone house, 16 rooms, 2 baths, 2 extra lavatories; all improvements; hardwood floor, electric lights, vapor heat. Garage for 2 cars; fine lawn, shrubbery, etc. One of the best corners here opposite the Baily estate. PRICE \$55,000.



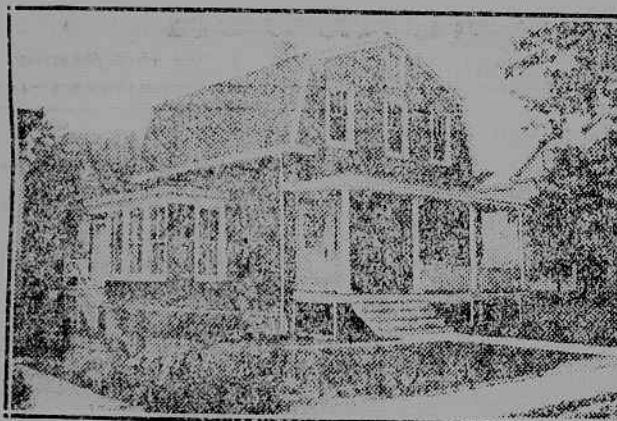
UNEXCELLED LOCATION

19 rooms, 1 bath, steam heat, every improvement. Lot 80x110. PRICE \$14,500. OWNER, 311 SENeca AVE., MOUNT VERNON, N. Y.

A DESIRABLE HOME

Situated on Chester Hill, this modern 19 room house will appeal to any one looking for a comfortable, roomy home. Has all improvements, plenty of sunny windows and closet room. In fine condition for immediate possession. We will build garage if required. Lot 50x110. Near station with 150 trains daily. PRICE \$10,000.

Address Owner
P. O. Box 228 or
Telephone 895
Mount Vernon



A MODERN HOME AT A MODERN PRICE

Bungalow type house, 6 rooms, tile bath and tile kitchen; hot water heat; gas and electricity. Room for garage; fine grounds and convenient location, near trolley, school, etc. 50x105. PRICE \$7,800; easy terms

22 West First Street
First National Bank Bldg.

N. E. VAIL & CO., Inc. MOUNT VERNON, N. Y.
Telephone 1664

Hudson River

A very exceptional offering. One of the famous, beautiful estates fronting on the river, with private dock and sand beach; 60 acres of highly improved, rolling land; well wooded; a thoroughly up to date brick dwelling of 20 rooms and 7 bathrooms; all the necessary outbuildings, including 4 cottages; within an hour's ride from 42d St.; very reasonable price.

NICHOLS & HOBBIE,
7 East 42d St., New York

YOUR OPPORTUNITY

To buy a home at 60 cents on the dollar. This is no cheap place in some lost section, BUT A GOOD HOME in the finest residential sections, and convenient to railroads and trolleys, schools, churches, etc. This will only be available for a few days. Only best offer takes it.

CHRISTIAN GAUL
340 SOUTH BROADWAY
Tel. 5023-W. Yonkers, N. Y.

A Few Building Lots in NORTH WHITE PLAINS,

10 minutes from 42d St., N. Y. These lots are very desirable. Prices Greatly Reduced to close out the few left. Advantageous Terms Offered to conscientious home builders.

JOS. LAMBDEN & SON, Inc.,
56 Lawton St., Tel. 302 New Rochelle.

Woods of Larchmont in LARCHMONT, N. Y.

45 minutes from Grand Central. THERE ARE A FEW CHOICE LOTS OFFERED AT VERY LOW PRICES TO CLOSE OUT HOLDINGS.

JOS. LAMBDEN & SON, Inc.,
56 Lawton St., Tel. 302 New Rochelle.

Scarborough-on-Hudson

16 acre country place for sale near Sleepy Hollow Club and Scarborough School. Modern Colonial residence, 7 master's bedrooms, 4 servants' rooms and 4 baths. Stable and garage, large shade trees and a beautiful view of the Hudson. One of the most highly located in this attractive region. Unusual opportunity.

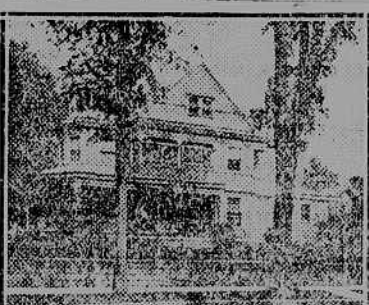
Kenneth Ives & Co.,
8 East 42d St., Murray Hill 697.

THE NEVER WAS MORE OPPORTUNE

Just how to select your home site and build your own home. Let me show you how you can own your own home in an attractive surroundings, with all the modern conveniences of the city in a few minutes of New York.

SYLVSTER PROCK,
Madison Ave., N. Y. City. Tel. 2677

George Howe 527 Fifth Ave., N. Y.
Specialist in Suburban and Country Properties



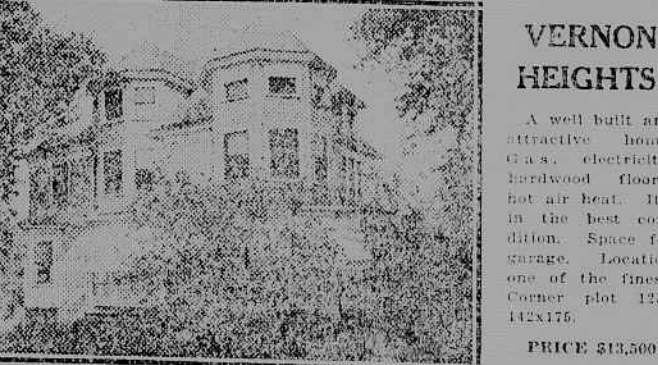
GOOD INDUCEMENT OFFERED TO CASH BUYER

House 16 rooms, steam heat, combination gas and electric fixtures, hardwood floors throughout, open fireplace, large lawn and abundant fruit trees and plenty of shrubbery. Garage with chauffeur's quarters, also barn for horses and carriages. Location ideal, near station, school, etc. corner plot, 100x150. PRICE \$22,000.

LIVE RENT FREE AND HAVE AN INCOME

Two-family house, hot water heat, electric lights, hardwood floor and all other improvements to make up a complete home; fine location; near school, trolley and station; ideal corner. PRICE, \$12,000

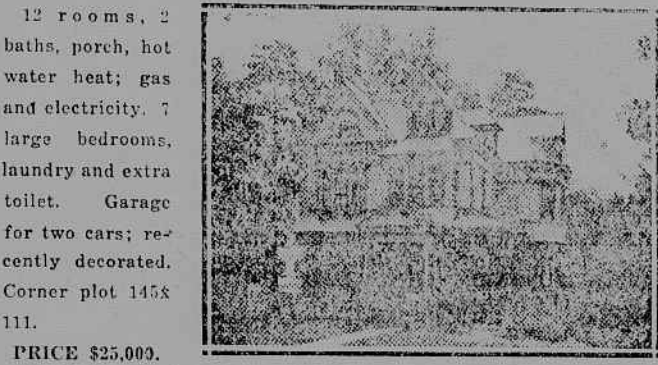
OWNER ANXIOUS TO SELL



VERNON HEIGHTS

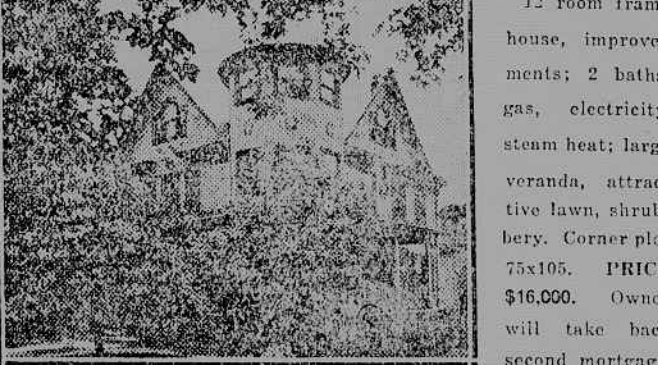
A well built and attractive house. Gas, electricity, hardwood floors; hot air heat. It's in the best condition. Space for garage. Location one of the finest. Corner plot 125x142x175. PRICE \$13,500

ONE OF THE ATTRACTIONS HERE



12 rooms, 2 baths, porch, hot water heat; gas and electricity. 7 large bedrooms, laundry and extra toilet. Garage for two cars; recently decorated. Corner plot 145x111. PRICE \$23,000.

TERMS CAN BE ARRANGED



12 room frame house, improvements; 2 baths, gas, electricity, steam heat; large veranda, attractive lawn, shrubbery. Corner plot 75x105. PRICE \$10,000. Owner will take back second mortgage.

GUARANTEED BARGAINS—

Consider now these prices and descriptions: \$9,500 buys modern home, 5 rooms, hot water heat, electricity, gas, and trim—enclosed porch for winter; large plot—choice location—5 minutes to 2 R. station. \$16,000 finished dwelling, 8 rooms, 2 baths, large living room, open fireplace, perfectly appointed with everything needed for easy housekeeping. Plot 75x105—choice, high location. Corner beautiful lawn, shrubbery, etc. \$21,000 buys new colonial style brick residence, 8 large rooms, 2 baths, the finest fixtures, improvements and construction; immense living room with fireplace, large plot, most residence section. Located 2-1/2 car garage. Mt. Vernon is a city of beautiful homes and every reach of New York. WE HAVE ALL THE COUNTRY HOMES OF THE BETTER CLASS. CHAS. H. BARD, Tel. 2024, 14 South 3d Av., Mt. Vernon, N. Y.

NEW ROCHELLE

Exclusive Forest Heights Section. House contains 10 rooms, 3 baths, sleeping porch, landscaped and decorated. Garage for two cars. Beautiful lawn and shrubbery. Every modern improvement.

Apply **HUBBARD & PEIXOTTO, Inc.,**
489 Fifth Ave.
Tel. Murray Hill 3339

EXCEPTIONAL BARGAIN

Near Rosedale, highly restricted residential neighborhood; modern below the dwelling, 4 water rooms, 2 baths, servant's accommodations, garage, landscaped grounds, over half an acre. Less than cost of dwelling. Arrange to see this through Mr. McCannless.

Robert E. Farley Organization
12 East 44th St., N. Y.
Murray Hill—1720

SOUTH YONKERS BARGAIN

12 rooms, corner plot, room for garage, all modern improvements, hot water heat, \$12,500; easy terms.

Let Us Help You to Build Your Own Home on Very Liberal Terms at SCARSDALE EDGEMONT

The finest suburb near New York, situated in the most attractive part of Westchester County, only 40 minutes to New York, with all city advantages.

We Are Offering Lots and Plots at Pre-War Prices. Here is an opportunity to own your own home right at the station. Rents very high in the city. Why not come out here before property values increase? We show you how to build on very advantageous terms. Scarisdale-Edgemont Corp., 121 W. 42d St., N. Y. Tel. 2777—Century

BRONXVILLE, Westchester County, New York

For 25 years the Lawrence Park has been a landmark in the Bronxville. The best type of out-of-town home communities, highly restricted and protected, 20 minutes from Grand Central on electric train, golf and tennis, excellent schools and beautiful surroundings. Send for 100 list of homes and plots. **LAWRENCE PARK REALTY CO.,** Bronxville, New York.

Furnished Residence At Pelham For Rent For The Season

Charming home with spacious grounds, trees and shrubbery. 4 master's bedrooms and two bath; furnishings, complete and attractive; convenient to railroad station. Other details and terms may be had from **COOLEY REALTY CO.,** Telephone 4782 Pelham.

LARCHMONT GARDENS, the bungalow

Plot home club and lake, between R. E. L. BROOME & VALLEY ST., N. Y.

Charming Pelham Residence FOR SALE

Most attractively located on high ground, surrounded by fine trees. New house of stucco with red tile roof; well planned and constructed. All most modern conveniences, simplifying domestic problems. Seven bedrooms, four baths. Five minutes' walk to New Haven Station. Complete details, price and terms may be had by telephone to **Cooley Realty Co. Telephone Pelham 4782**

VALUABLE BUSINESS PROPERTY

in Heart of Business Section, New Rochelle, N. Y. TO BE SOLD AT PUBLIC AUCTION WEDNESDAY, JUNE 25th, AT 11 A. M. ON PREMISES, LAWTON ST. Formerly Morgan Bros' Livery Stable Must be sacrificed to highest bidder. **Plot 60x130, with brick building 45x55 ft., one story high in front, 85x115 ft. two stories high in rear. Concrete floor. By direction of Hon. Stephen H. Thayer, Receiver in Bankruptcy, by Wm. L. Moran, Esq., Trustee of Estate of Charles H. and Albert B. Morgan. HARRY E. COLWELL, AUCTIONEER.** For further particulars apply to **WM. L. MORAN, TRUSTEE** 252 Main St. Phone 705. New Rochelle, N. Y.

Westchester County SOUND HUDSON HILLS

For Sale Attractive Small Farm

2 miles from express station, 30 minutes out. 22 1/2 acres with frontage on State Road. Attractive old farm house, 8 rooms, 2 baths, orchard. Within walking distance of country club. Formerly listed for sale at \$22,500. Can now be bought at \$15,000 on easy terms. For further particulars apply R-179.

In the Westchester Hills

One hour out; 10 minutes by motor from express station. 28 1/2 acres; high elevation; number of fruit trees; fine residence, 8 rooms, 2 baths, all improvements; stable, garage, five large modern poultry houses. Can now be purchased for \$25,000 on easy terms. Immediate possession. For further particulars apply R-643.

Exceptional Bargain at Pelham Heights

Since residence, red tiled roof, large living room with fireplace, den, dining room, butler's pantry, kitchen, spacious porches on first floor; 4 bedrooms, 2 baths on second; 2 rooms and bath on third; 2 car garage. For further particulars apply R-344.

Branch Offices:
Scarsdale, N. Y.
Bronxville, N. Y.
Pelham, N. Y.
Larchmont, N. Y.
527 5th Av., New York

HOUSES WANTED

The recent large volume of sales and the insistent and increasing demand make it imperative that we add further desirable properties to our list. We will buy your house with you as to the market for your house or unimproved land, all types of Westchester suburban houses are handled by our Brokerage Department; immediate occupancy. For details and photos, R. E. Nassau St. Doolman 4509.

ROBERT E. FARLEY ORGANIZATION

12 East 44th St., N. Y.
Hartdale-Yonkers
White Plains-Philips Manor

BLANEMAN QUINTARD MEYER

The Seashore and Hills of Westchester
50 East 42nd St., N. Y.
Telephone (Murray Hill) 2465-2466
(Rye) 623 Port Chester 201

FOR SALE—MIGHT RENT

Exceptionally fine home, 10 rooms, 3 baths, sun parlor, sleeping porch; many other features; 3 car garage; can be used as a permanent or temporary residence. Located without seeing this. Particulars and photos, R. E. Nassau St. Doolman 4509.

WILL RENT OR SELL

Attractive house, 8 rooms, 2 baths; shaded grounds; abundant shrubbery; highly restricted colony. Fully improved; immediate occupancy. Particulars, Geo. H. Mills, Tribune Bldg.

FOR SALE—\$5,500 cash, balance \$3,750 on easy terms; 12x117 feet. Colonial style house, 7 rooms and bath; electric lights, gas, running hot and cold water, large garage, electrically lighted. Hartdale, N. Y. 20 miles from Grand Central on electric train service. R. Box 33, Tribune Office.

ALONG THE SOUND REAL ESTATE

CHAS. FRANK GRIFEN & CO.,
11 East 42d St., Murray Hill—5441.

ON HUDSON, 30 minutes from 42d Street. Fine houses, grounds, 50x125, 45x100, 25x100 to \$20,000; one at \$19,000; garage, bellows & Warren, Getty Square, Tonkers.

WESTCHESTER

SALE OR RENT. Homes, Business Property, Factories & Factory Sites.

MT. VERNON. WE HAVE IT A HOME FOR YOU. SEE EDWIN W. FISKE REALTY CO., 14 DECATUR ST., N. Y. C.

STUCCO 7-ROOM DWELLING; red slate roof; garage to match; electric, gas, hot water heater; parquet floors; large porch; sleeping porch. \$12,500. WOLFE, DOTGLASS, Harlem Station, Phone 41.

YONKERS

ARE YOU LOOKING FOR A SITE? 70,000 square feet, with every improvement, siding facilities; suitable for any type of business. T. R. HEINRICH, Flag Building, Yonkers, N. Y.

NEW STUCCO BUNGALOW \$7,450.00, 5 rooms and bath; electric lights, hot water heat; near school and station; price \$4,800; cash terms. Lockwood, 45 Warburton Ave. Tel. 294.

THE GARDEN OF WESTCHESTER CO. Beautiful houses in Yonkers, 12 miles from the heart of New York. 8, 9, 10 to 26 room dwellings and estates; moderate prices. Sullivan, 230 So. W. Way, Tel. 5530.

SCARSDALE, N. Y.

ONE ACRE, 9 ROOMS, house modern, electricity, garage for 4 cars. Several up-to-date chicken houses. Price \$25,500. Terms to suit. SULLIVAN, 230 So. W. Way, Tel. 5530 Yonkers.

Neponsit

New York City's Finest Ocean Front 45 Minutes from Penn. Station

New Bungalows

Nearing Completion \$4,500 TO \$4,750

For Sale on Convenient Terms. Call, write or phone for full details. H. L. SIMPSON, 1 W. 34th St., N. Y. C. Telephone Greeley 2741.

From Penn. Station, 23d Street or Flatbush Ave., Brooklyn, take Long Island R. R. train (practically every half hour) to Rockaway Park, then short ride on trolley to Neponsit; office always open.

Ferguson Houses—Jamaica

as sold in 10 weeks. 22 Now Being Erected. Every Purchaser Saves \$3,000. Because Ferguson bought 50 acres in the best residential district and buys all materials at wholesale prices, which enables him to sell homes at prices below cost to builders who buy lots and material at retail prices; buy direct or insist that your broker show you a Ferguson house. F. L. Ferguson, 50 Orange St., Brooklyn. Tel. Main 7376.

HIGH CLASS RESIDENCE, block and white stucco, with garage, 18 minutes from Penn. Station, 15 minutes from Rockaway Park, 10 rooms, 2 baths, large grounds (planted), porte cochere. Ideal spot on hill (sloped). Possession terms. Call and see owner on premises, Villa Dart (White House), North 25th Street, near Star, Broadway, Flushing.

NEW BUNGALOWS at NEPONSIT

\$3,500 and \$4,750 on easy terms. H. L. SIMPSON, 1 W. 34th St., Greeley 2741.

NORTH SHORE PROPERTIES

SALE OR RENT. SUNNY BEACH, L.I. LUCIENE, WASHINGTON & CO., Tel. 2250—Greeley. 1 West 34th St., N. Y.

New Gardens

Edgewood Smith—One West 34th St.

RICHMOND HILL HOMES

\$7,500 TO \$10,000, EASY TERMS. EDGEMONT SMITH, 1 West 34th St., N. Y. C.

LONG ISLAND

Old Colonial Homestead

FOR SALE OR RENT. 20 minutes from Penn. Station. On North Shore of Long Island.

Three master's bedrooms, three baths; in fine condition; beautiful surroundings; shrubbery, etc.; sleeping porch; solarium; panoramic view; large living room; garage; near golf, tennis, yacht club; brook; 20 minutes from station. Price \$20,000. Liberal Terms. Will rent at \$2,500 per annum.

AUGUST JANSSEN

34 W. 30th St. 3307 Mad. Sq. Sunday Phone 420-J Great Neck.

Executive Will Sell

ATTRACTIVE ALL THE YEAR HOME. Modern home, 10 rooms, 2 baths, sleeping porch; hardwood floors; tiled ceiling; hot water heat; large porch; 1/2 acre of ground; handsome shrubbery; surrounded by attractive places; convenient to the water. Price \$25,000. Address: **JEREMIAH ROBBINS,** Babylon, L. I. Tel. 22—Babylon.

COUNTRY HOME SITES (ON MANHASSET BAY)

Lots and plots, 10 to 1/2 acre, cheaper. Send for descriptive folder and prices. Houses sold on easy terms. **HYDE & BAXTER** Port Washington, Long Island.

NEW ROCHELLE

COLONIAL HOUSE, 7 rooms, 2 baths, large living room, open fireplace, sleeping porch; 3 car garage; 1/2 acre of ground; \$11,000; terms arranged. REYNARD & KRAFT, 206 Huguenot St., Tel. 2541.

NEW COLONIAL HOME,

8 rooms, tiled bath, sun parlor, breakfast room; large plot; 5 minutes to water. Asking \$12,000. Open to offer. T. J. J. LILIAN, 20 North Ave., Tel. 2790-3755. OFFICE OPEN SUNDAYS.

MAMARONECK

\$750 CASH will buy 8-room house, all impts.; garage; balance easy terms. We have a few small houses for \$3,500. VARIAN & CO., Opp. Depot. Telephone 351.

\$1,000 CASH

Will buy 9-room house, all impts.; balance easy terms. We have a few small houses for \$2,500. VARIAN & CO., Opp. Depot. Tel. 354.

MT. KISCO.

A FEW LEFT. Furnished houses from \$25 to \$500 per month, in village or with acreage; modern or remodeled houses; improvements. Marigam, Tel. 500 Mt. Kisco.

Your Present High Cost of Living Can Be Reduced

If you will co-operate with us in our Collective Ownership Plan, which insures you against Rental Increases.

We Have Apartments For October 1st Occupancy At Jackson Heights

where we are now selling 5-room and bath apartments in modern colonial houses on 25th St., in Jackson Heights, Borough of Queens, 22 minutes from Grand Central Station, with additional service after January 1st, via the B. R. T., Broadway Subway, 60th St. tunnel.

Our Collective Ownership Plan

offers three selling plans from which you may select the one you can best afford, and make an immediate start on the road to Landlord independence. \$500, \$1,000, \$1,500 or \$2,000 cash is required. Begin now to convert worthless rent receipts into tangible assets. Be an owner, a landlord, not a tenant. You are invited to make a personal inspection of the apartments. To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station.

For further details call or write

The Queensboro Corporation

Manhattan Office 50 E. 42d St., Cor. Madison Ave. Telephone Murray Hill 7057
Jackson Heights Office Opposite 25th St. Subway Station Telephone Newtown 2861

Forest Hills Gardens

FIFTEEN MINUTES FROM PENN. STATION

LAND is the most secure of all investments, therefore it is called in contribution to other types of investment, REAL ESTATE.

TRANSPORTATION and accessibility are the fundamental principles that enhance the value of REAL ESTATE. Improved transportation has brought Forest Hills Gardens within fifteen minutes of the center of Manhattan.

BUILDING operations have been resumed. The increased cost of building is offset by the low and fixed prices. Many people are purchasing plots and building plans now. Our belief that prices are stable—even though higher than pre-war prices—is confirmed by the fact that the SAGE FOUNDATION HOMES CO. is at present building 25 houses, costing over three-quarters of a million dollars. We urge upon those contemplating owning a home the early selection of a building site.

THE REAL ESTATE business is in a better position now than at any time since 1907; therefore land prices are sure to increase.

BUY LAND NOW

47 West 34th St. New York Forest Hills, Long Island

LONG ISLAND

Water Front Plots

Nassau Point on Peconic Bay. Also known as Little Hog Neck. Nassau Point is a peninsula about 2 1/2 miles long and 1/2 mile wide, with a fine view of the bay.

Distinctive home of 8 rooms and 2 baths, now being built. Fine materials and workmanship. Large living room and fireplace. Will complete to suit purchaser's ideas. On large corner lot overlooking the water; 3 blocks from station.

This wonderful property, consisting of 500 acres—considered by many the finest property on Long Island—now being offered in plots of from 1 to 15 acres at unusually attractive prices to early and desirable purchasers.

Nassau Point Club House now completed and available to members and their friends.

Nassau Point Club Properties, Inc.
186 Remsen Street, Brooklyn, N. Y.
Telephone Main 8371-8372.

\$15,000 Will Buy at your own terms

a beautiful home situated on the North Shore of Long Island, 35 minutes from New York, one minute from station, 5 minutes from Bay, Staco, the roof construction; 8 rooms, 3 baths; oak floors throughout; sleeping porch; new and handsomely decorated. Near Golf, Tennis, Yacht Club, Brook, etc. Photos and plans on request.